

PB# 01-38

Nancy DelConte

35-1-75

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY

DATE: 5-30-2002

Resigned: 8-6-2004

DELCONTE, NANCY SUBDIVISION (DEARICK)
2-LOT SUBDIVISION HILLINGTON ROAD

01-

01-38

Map Number 551-04 City 1
Section 35 Block 1 Lot 75.1 Town X Village New Windsor

Title: LANDS of NANCY A. DELGONTE

Dated: 5-24-01 Filed: 8-10-2004

Approved by: JAMES PETRO

on: 8-6-04

Record Owner: NANCY A. DELGONTE

DONNA L. BENSON
Orange County Clerk

1 Sheet \$10.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/20/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 1-38

NAME: DEL CONTE, NANCY SUBDIVISION

APPLICANT: DRABICK, STEVEN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/30/2002	PLANS STAMPED	APPROVED
05/23/2001	P.B. APPEARANCE	LA:ND WVE PH APP CON
	. NEED NOTE REGARDING 15" CULVERT ON EXISTING DRIVE AND 24" ON	
	. NEW DRIVE - NEED 8% SLOPE - NEED DEED DESCRIPTION FOR ROAD -	
	. ADDRESS 3b OF MARK'S COMMENTS OF 5/23/01	
05/02/2001	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/30/2002

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LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 1-38

NAME: DEL CONTE, NANCY SUBDIVISION
APPLICANT: DRABICK, STEVEN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/30/2002	ONE LOT REC. FEE	CHG	1500.00		
05/30/2002	REC. CK. #1080	PAID		1500.00	
		TOTAL:	1500.00	1500.00	0.00

1

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#491-2002**

05/30/2002

**Belle III, Pierre
2 Belle Court
New Windsor, NY 12553**

**Received \$ 260.00 for Planning Board Fees on 05/30/2002. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

#01-38 Approval See

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/30/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 1-38

NAME: DEL CONTE, NANCY SUBDIVISION

APPLICANT: DRABICK, STEVEN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/14/2001	MONEY ORDER #02-871214702	PAID		300.00	
05/23/2001	P.B. ATTY FEE	CHG	35.00		
05/23/2001	P.B. MINUTES	CHG	36.00		
05/14/2002	P.B. ENGINEER FEE	CHG	163.30		
05/30/2002	RET TO APPLICANT	CHG	65.70		
		TOTAL:	300.00	300.00	0.00

5/30/02
L.R.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mhenry@mhepc.com

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 298-2765
e-mail: mhapa@mhepc.com


Writer's E-mail Address:
mje@mhepc.com

MEMORANDUM

(via fax)

13 May 2002

TO: MYRA MASON, PLANNING BOARD SECRETARY
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: DELCONTE SUBDIVISION
PLANNING BOARD APPLICATION NO. 01-38



I have reviewed the final plan. I also reviewed the description for the dedication to the Town.

Both appear acceptable, and I am not aware of any reason why the plans could not be stamped and released.

Attached is our time printout. *(I've sent to you earlier)*

Contact me if you have any questions.

NW01-38-Closcom051302.doc
MJE/m

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/15/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 1-38

NAME: DEL CONTE, NANCY SUBDIVISION
APPLICANT: DRABICK, STEVEN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/14/2001	MONEY ORDER #02-871214702	PAID		300.00	
05/23/2001	P.B. ATTY FEE	CHG	35.00		
05/23/2001	P.B. MINUTES	CHG	36.00		
05/14/2002	P.B. ENGINEER FEE	CHG	163.30		
		TOTAL:	234.30	300.00	-65.70

AS OF: 05/13/2002

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 1- 38

FOR WORK DONE PRIOR TO: 05/13/2002

										-----DOLLARS-----		
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
1-38	153337	06/07/00	TIME	NJE	WS	DELCONTE	85.00	0.40	34.00			
1-38	173242	05/02/01	TIME	NJE	WS	DELCONTI SUB	85.00	0.40	34.00			
1-38	174405	05/23/01	TIME	NJE	MM	DELCONTE COND APPL	85.00	0.10	8.50			
1-38	174413	05/23/01	TIME	NJE	MC	DELCONTE	85.00	0.40	34.00			
									110.50			
1-38	176233	06/18/01				BILL 01-616					-110.50	
											-110.50	
1-38	205312	05/13/02	TIME	NJE	MR	DELCONTE	88.00	0.60	52.80			
									=====	=====	=====	=====
TASK TOTAL									163.30	0.00	-110.50	52.80
									=====	=====	=====	=====
GRAND TOTAL									163.30	0.00	-110.50	52.80

TOTAL P.03

CORRESPONDENCEDELCONTE SUBDIVISION (01-38)

MR. PETRO: Correspondence, this is from Steve Drabick to the New Windsor Planning Board. "On behalf of applicants, Nancy Delconte and Pete Belle subdivision lands of Nancy Delconte approved by the planning board May 23, 2001, I'm requesting a 90 day extension of the granted approval, as there was some confusion at what point it was necessary to apply for such extensions. Please consider this request now so we can bring the project to its conclusion prior to the ultimate deadline of May, 2002." This is, what's this?

MR. BABCOCK: They need an extension so that they can, I guess there's a sizing of the culvert pipe they were waiting for and they just need you to close it out, they had a final approval subject to, I'm not sure, Mr. Chairman.

MR. PETRO: Subject is still going on, hasn't been stamped?

MR. BABCOCK: It hasn't been stamped, they need this extension.

MR. PETRO: So we're going to give them both 90 days, going to run from the time that it ran out, whatever that day may be. Motion to that effect?

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant two 90 day extensions to Nancy Delconte and Pete Belle subdivision, two 90 day extensions to run from the date of their expiration.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

STEVEN P. DRABICK, P.L.S., PC
P O BOX 539
CORNWALL, NY 12518

Professional Land Surveyor

845-534-2208

DESCRIPTION
LANDS TO BE DEDICATED TO THE TOWN OF NEW WINDSOR

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of New Windsor, County of Orange and State of New York to be gratuitously dedicated to the Town of New Windsor for general municipal purposes bounded and described as follows:

BEGINNING at a point in the proposed new southwesterly road line of Riley Road at the most easterly corner of Lot 1 as shown on a map entitled "Subdivision of Lands for Herbert Anderson & Maureen Anderson", filed in the Orange County Clerk's Office on July 29, 1987 as map #8409 and being the most easterly corner of lands now or formerly of McAdams, Liber 4997, Page 230;

THENCE North 44 degrees 12 minutes 53 seconds East for a distance of 17.82 feet to a point in the travelway of Riley Road and continuing along and through said travelway the following courses and distances;

South 38 degrees 56 minutes 07 seconds East for a distance of 190.50 feet to a point;

THENCE South 35 degrees 50 minutes 07 seconds East for a distance of 91.10 feet to a point;

THENCE South 27 degrees 17 minutes 07 seconds East for a distance of 175.30 feet to a point;

THENCE South 23 degrees 06 minutes 07 seconds East for a distance of 29.60 feet to a point;

THENCE South 75 degrees 25 minutes 58 seconds West for a distance of 15.00 feet to a point in the proposed new road line of Riley Road at the most northerly corner of lands now or formerly of Village of Cornwall, Liber 1683, Page 300, and continuing along said new road line the following courses and distances;

North 26 degrees 56 minutes 52 seconds West for a distance of 116.63 feet to a point;

THENCE North 31 degrees 28 minutes 01 seconds West for a distance of 110.55 feet to a point;

THENCE North 35 degrees 50 minutes 39 seconds West for a distance of 92.48 feet to a point;

THENCE North 38 degrees 38 minutes 51 seconds West for a distance of 157.27 feet to the POINT OR PLACE OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.2027 acres more or less.

STEVEN P. DRABICK, P.L.S., PC
P O BOX 539
CORNWALL, NY 12518

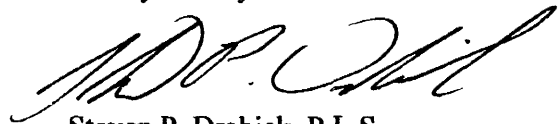
Professional Land Surveyor

845-534-2208

Mr. James Petro
New Windsor Planning Board Chairman

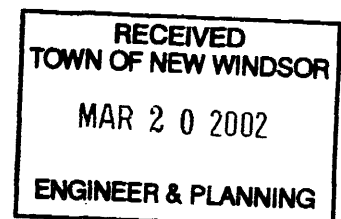
On behalf of applicants Nancy Delconte and Pete Belle, (Subdivision of lands of Nancy Delconte), approved by the Planning Board on May 23, 2001, I am requesting both 90 day extensions of the granted approval. As there was some confusion about at what point it was necessary to apply for such extensions, please consider the request now so we can bring the project to it's conclusion prior to the ultimate deadline of May 2002.

Thank you for your consideration


Steven P. Drabick, P.L.S.

3/27/02
Board
Granted 2-90 day extensions

CD



SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$
___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$
___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00
PRELIMINARY PLAT APPROVAL\$ 100.00
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00
FINAL PLAT SECTION FEE.....\$ 100.00
BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00

RECREATION FEES:

1 LOTS @ ^{1500.}~~500.~~ PER LOT\$ 1500.00

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$
PLANNING BOARD ATTORNEY FEES.....\$
MINUTES OF MEETINGS.....\$
OTHER.....\$

PERFORMANCE BOND AMOUNT.....\$
4% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

2% OF APPROVED COST ESTIMATE:.....\$
(INSPECTION FEE)

MEMO FOR FILE

SPOKE TO: STEVE DRABICK

BY: PHONE
(LETTER, PHONE, IN PERSON, ETC.)

REGARDING: DELCONTE SUBDIVISION

DATE: MARCH 19, 2002

MESSAGE: I TOLD STEVE THAT THE CONDITIONAL APPROVAL FOR THIS PROJECT HAS NOW EXPIRED AND DUE TO THE NEW ZONING REGULATIONS THAT WERE CHANGED IN OCTOBER OF 2001, HE NEEDS TO TALK TO MARK EDSALL REGARDING WHETHER OR NOT THIS IS ABLE TO BE REAPPROVED. HE SAID HE WOULD CHECK WITH MARK AND LET ME KNOW AT A LATER DATE.

MYRA MASON, SECRETARY

RESULTS OF P.B. MEETING OF: May 23, 2001

PROJECT: Del Conte, Nancy Sub.

P.B.# 01-38

LEAD AGENCY:

1. AUTHORIZE COORD LETTER: Y__ N__
2. TAKE LEAD AGENCY: Y ☒ N__

NEGATIVE DEC:

M) B S) A VOTE: A 5 N 0
CARRIED: YES ☒ NO__

M) W S) A VOTE: A 5 N 0
CARRIED: YES ☒ NO__

WAIVE PUBLIC HEARING: M) A S) B VOTE: A 5 N 0 WAIVED: Y ☒ N__

SCHEDULE P.H. Y__ N ☒

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED:_____

M) B S) K VOTE: A 5 N 0 APPROVED CONDITIONALLY: 5-23-01

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Need note regarding 15" on exist + 24" on new Culvert</u>
<u>8% slope</u>
<u>Deed description for road - 3B-Mark's comments</u>

DEL CONTE, NANCY SUBDIVISION (01-38)

Mr. Steven Drabick appeared before the board for this proposal.

MR. PETRO: This application proposes subdivision of 2.9 plus acre parcel into 2, two family residential lots. This plan was reviewed on a concept basis only.

MR. DRABICK: This is a proposed 2 lot subdivision on parcel of land opened by Nancy Del Conte situated on the southwesterly side of Riley Road, just a little bit north of the aqueduct tap for the Town. The parcel itself has an existing two-family dwelling which will become lot 1, also on that lot, there's an existing masonry garage, that building has existing services both water and sewer.

MR. PETRO: The garage you're talking about?

MR. DRABICK: The garage I think has electric.

MR. PETRO: And it's too close to the property line, Mark, is what you're saying the garage?

MR. EDSALL: Yeah, it's pre-existing.

MR. DRABICK: I've got a note that that's a pre-existing, non-conformity with the garage there. The second lot we're proposing will be for a two-family dwelling also and it will be serviced by both municipal water and sewer. There's an existing curb stop at the road now for that area and there's sewer available in the road for the sewer service. Both lots meet all the requirements bulk wise for this particular zone.

MR. PETRO: Mark, why don't you go over your comment number 3 there?

MR. EDSALL: There's only two real issues that maybe we can talk about, maybe Steve can help us in the record just to understand there's a, first, there's indication that there's overhead wires, but there's no easement shown and they're indicating that they're scheduled to be abandoned and removed and I think we should probably

get something on record to show that they are going to be removed and also just get a clarification is there really an easement there, are they there without proper easements?

MR. DRABICK: There's no written easement of record for that. That was an original pole line, it's been there for a long long time. I think it was year ago, I did have contact with the utility and that was the basis for the note that it was going to be abandoned. If need be, I'm sure we can follow up with a written correspondence.

MR. EDSALL: Your choice, Mr. Chairman, we have it on record now that Mr. Drabick spoke with them.

MR. PETRO: On record is fine.

MR. EDSALL: The other one which we can possibly get on the record there's two easements for the Orange County Water Authority, one appears to be a permanent easement along the front, for some reason a temporary easement behind it, you've checked the deeds and it's clearly a temporary easement?

MR. DRABICK: Yes.

MR. EDSALL: For construction?

MR. DRABICK: The additional, that additional easement was for construction purposes.

MR. EDSALL: So that would not permanently restrict development of the property, only allow construction?

MR. PETRO: Construction is done?

MR. EDSALL: I don't believe there's anything in there yet.

MR. DRABICK: The easement is still in effect, I guess until such time they actually construct the water line there, both those easements were created back when the Orange County Water Authority was looking to run various pipes through the county here.

MR. LANDER: Mark, you also call for description and deed should be submitted to the Town attorney for lands being dedicated to the Town.

MR. EDSALL: That can be a condition of approval. Normally, our procedure is that if it's something being dedicated as part of an existing roadway, you just take it when the plans are submitted for approval.

MR. LANDER: You're talking about the easement that's already there?

MR. BABCOCK: No, the piece along the road.

MR. EDSALL: You can see where Steve has an area of 8,828 square feet being gratuitously dedicated to New Windsor.

MR. BABCOCK: Right above the word Riley.

MR. LANDER: Does the applicant get paid for that?

MR. EDSALL: They're offering it, they're just nice people.

MR. DRABICK: Well, no, actually, that's part of your subdivision requirements that we give you a road line 20 feet back from the center of the travel way so the deed line in this particular case.

MR. LANDER: It is and it isn't.

MR. BABCOCK: We'd like to own our road, that's what we'd like to do, so we're asking the applicant to give us the property where our road is now.

MR. EDSALL: So, going back one minute, just to the easements, I'm concluding that the only easement that's subtracted from the gross area to have the net value is that one permanent easement along the front.

MR. DRABICK: That's correct.

MR. EDSALL: Based on what we have heard, looks like

both the lots meet zoning and they have subtracted the appropriate easements.

MR. PETRO: Motion for lead agency.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Del Conte minor subdivision on Riley Road. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We have fire approval on 5/14/2001 highway, we have approval subject to the 15 inch culvert pipe at the end of the driveways, you have to put that on. What's there now, nothing, right?

MR. DRABICK: On the proposed drive?

MR. PETRO: Yes.

MR. DRABICK: I do have a note that there's nothing there, you have a note that there's to be a 24 inch culvert installed.

MR. PETRO: There's a note that says what.

MR. DRABICK: There's a culvert to be installed.

MR. LANDER: On lot 2.

MR. PETRO: There's no size.

MR. ARGENIO: 24 inch.

MR. LANDER: There's a 12 inch there now.

MR. PETRO: That's covered there, all right. You didn't mean the existing one.

MR. DRABICK: Existing one is ten inches across the existing drive.

MR. PETRO: That has to be changed to a 15.

MR. DRABICK: I'll add a note to that effect.

MR. PETRO: And the slope can't be more than 8 percent on the driveway. As far as public hearing, Mike, this R-3 zone, this is single family and two family?

MR. BABCOCK: Yes, one and two family.

MR. PETRO: We're taking one lot, again, and we're going into two lots, we're creating one new lot, I think you have residents on all sides.

MR. DRABICK: Except the rear, the rear is the aqueduct.

MR. PETRO: Nothing to the rear which is the aqueduct.

MR. DRABICK: Yeah, actually, the front left-hand side is a municipal piece, the Village of Cornwall I assume it's part of their aqueduct tap.

MR. PETRO: To me, it's, again, it's a permitted use by right and I don't personally see a need for a public hearing on a one lot subdivision.

MR. LANDER: Poll the board.

MR. PETRO: Poll the board first before we do a motion.

MR. ARGENIO: I agree.

MR. BRESNAN: I agree.

MR. KARNAVEZOS: I agree.

MR. PETRO: You want one, right?

MR. ARGENIO: There's no extenuating circumstances here.

MR. LANDER: It's one lot, it's a two family which has the minimum lot area, wasn't that 63,000 square feet before?

MR. BABCOCK: Well, it depends on availability of water and sewer and if they didn't have water and sewer, they'd need 65,000.

MR. PETRO: With water and sewer you need 50,000 in a R-3 zone.

MR. BABCOCK: That's correct, they're over 50,000 on both.

MR. PETRO: Motion to waive public hearing?

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Del Conte minor subdivision under its discretionary judgment. Is there any further comments from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Motion for negative dec.

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Del Conte minor subdivision. Is there any further discussion from any of the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Mark, I know you don't have anything outstanding on this at all, correct?

MR. EDSALL: Correct.

MR. PETRO: This is only the first time we looked at it, seems like we're moving kind of fast, but there's just nothing else to look at. I don't know what to, why we should hold them up, we can do a subject-to on the 15 inch culvert, 8 percent slope being added to the plan, was there anything else?

MR. EDSALL: They took care of everything at the workshop.

MR. PETRO: Motion for final approval?

MR. BRESNAN: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Del Conte minor subdivision subject to the 15 inch culvert being added on the plan.

MR. KRIEGER: Also subject, you have 3B there.

MR. PETRO: The 8 percent slope note on the plan.

MR. KRIEGER: Description of the deed submitted to the

May 23, 2001

29

Town attorney.

MR. PETRO: Description of the deed should be submitted to the Town attorney for the lands being dedicated to the Town, this can be done at the time of approval and that will be number 3, as Mr. Krieger states. Any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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e-mail: mhempa@ptd.net

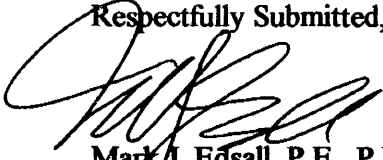
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: DELCONTE MINOR SUBDIVISION
PROJECT LOCATION: RILEY ROAD
SECTION 35 – BLOCK 1 – LOT 75
PROJECT NUMBER: 01-38
DATE: 23 MAY 2001
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 2.9 +/-
ACRE PARCEL INTO TWO (2) TWO-FAMILY RESIDENTIAL LOTS.
THE PLAN WAS REVIEWED ON A CONCEPT BASIS.

1. The property is located in the R-3 Zoning District of the Town. The “required” values on the plan appear correct for the zone and use. The “provided” values also appear correct, and both lots are noted as in compliance, with the exception of the existing non-conformity of the garage on lot #1.
2. The plan notes both permanent and temporary easements along the front of each lot. I presume that “net” areas shown on the bulk table only subtracted the permanent easement. The record should be clear as to the term and conditions of the temporary easement, so as to justify why it is not subtracted.
3. I have the following comments regarding my review of the plan:
 - a. Correspondence from the utility company should be submitted for the record, indicating that the lines (and any associated easements) will be abandoned. If not, the easement must be subtracted from the area of each lot.
 - b. A description and deed should be submitted to the Town Attorney for the lands being dedicated to the Town. This can be done at time of stamp of approval.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.

5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
6. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

ME/st
NW01-38-23May01.doc

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/23/2001

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 1-38

NAME: DEL CONTE, NANCY SUBDIVISION

APPLICANT: DRABICK, STEVEN

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	05/14/2001	MUNICIPAL HIGHWAY . NEED 15" CULVERT PIPE . MUST MEET ALL DRIVEWAY SPECIFICATIONS INCLUDING 8% . SLOPE ON PAVED AREA	05/21/2001	APPROVE SUB TO
ORIG	05/14/2001	MUNICIPAL WATER	05/17/2001	APPROVED
ORIG	05/14/2001	MUNICIPAL SEWER	/ /	
ORIG	05/14/2001	MUNICIPAL FIRE	05/14/2001	APPROVED
ORIG	05/14/2001	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/23/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 1-38

NAME: DEL CONTE, NANCY SUBDIVISION

APPLICANT: DRABICK, STEVEN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/02/2001	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/23/2001

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-38
NAME: DEL CONTE, NANCY SUBDIVISION
APPLICANT: DRABICK, STEVEN

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	05/14/2001	EAF SUBMITTED	05/14/2001	WITH APPLIC
ORIG	05/14/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	05/14/2001	LEAD AGENCY DECLARED	/ /	
ORIG	05/14/2001	DECLARATION (POS/NEG)	/ /	
ORIG	05/14/2001	SCHEDULE PUBLIC HEARING	/ /	
ORIG	05/14/2001	PUBLIC HEARING HELD	/ /	
ORIG	05/14/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	05/14/2001	AGRICULTURAL NOTICES	/ /	
ORIG	05/14/2001	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/14/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-38
NAME: DEL CONTE, NANCY SUBDIVISION
APPLICANT: DRABICK, STEVEN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/14/2001	MONEY ORDER #02-871214702	PAID		300.00	
		TOTAL:	0.00	300.00	-300.00

Susan Zappala

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#437-2001

05/14/2001

#01-38 Application Fee
Del Conte, Nancy

Received \$ 50.00 for Planning Board Fees, on 05/14/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

01-38

DATE PLAN RECEIVED: _____

RECEIVED

MAY 14 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Nancy A. Delconte has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

~~Water is not available~~
Water is available in this area and is
being serviced by town water

HIGHWAY SUPERINTENDENT

DATE

John D. W. S. M. O. I.
WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

MAY 14 2001

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

Please return by
5/21/01

PLANNING BOARD FILE NUMBER: **01-38**
RECEIVED
DATE PLAN RECEIVED: MAY 14 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

_____ has been

reviewed by me and is approved ☒ Subject to: 1. Culvert pipe must be 15" disapproved _____

If disapproved, please list reason _____

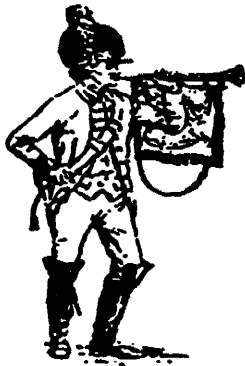
2. must meet driveway all specifications.

including 8% slope on paved area.

Myra Mason 5/21/01
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

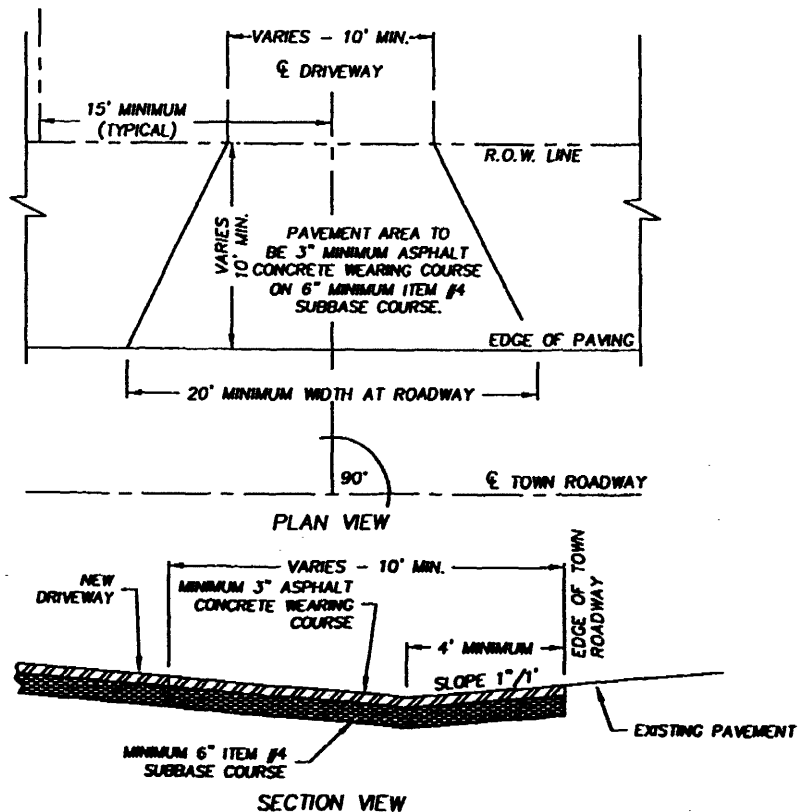
TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 564-6660
Fax: (914) 564-5102

OFFICE OF THE SUPERINTENDENT OF HIGHWAYS Henry Kroll

DRIVEWAY CONSTRUCTION SPECIFICATION

1. Access from driveway to Town Roadway will have acceptable sight distance in both directions as approved by the Town Superintendent of Highways
2. Centerline of driveway shall be perpendicular to Town Roadway and a minimum of 15 feet from property line.
3. Paved Area:
 - Shall extend from edge of pavement to Town Roadway right-of-way line.
 - Minimum ten (10) foot depth.
 - Minimum width at Town Roadway edge of pavement shall be twenty (20) feet, tapering to a minimum of ten (10) foot width at ten (10) foot depth.
 - Paved area shall have a minimum slope of eight (8) percent (1 in./1 ft.) away from Town Roadway for a minimum distance of four (4) feet. Grading shall be to the satisfaction of the Town Superintendent of Highways and the Town Engineer prior to surfacing such driveways.
4. Pavement Application:
 - 3" Minimum Asphalt Concrete Wearing Coarse
 - 6" Minimum Item #4 Subbase Coarse
5. Where required by the Town Superintendent of Highways, a culvert pipe shall be provided at the driveway, with the pipe size and material to be as acceptable to the Superintendent. Pipe size shall not be less than fifteen-(15) inches diameter.



INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: May 14, 2001

SUBJECT: Delconte Subdivision

Planning Board Reference Number: PB-01-38

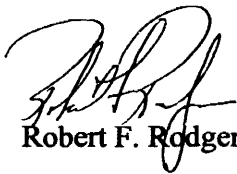
Dated: 14 May 2001

Fire Prevention Reference Number: FPS-01-029

A review of the above referenced subject subdivision plan was conducted on 14 May 2001.

This subdivision plan is acceptable.

Plans Dated: 5 May 2001.



Robert F. Rodgers



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
507 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # -

WORK SESSION DATE: 2 May 01 APPLICANT RESUB.
REQUIRED: Full App.

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Del Conti (Belle)

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Steve Trabello

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- everything done
- variances ~~not~~ not needed
- Henry needs to OK driveway
- locations - Steve said he picked
- spots with best sight distance.

CLOSING STATUS

- X Set for agenda 5/23
 possible agenda item
 Discussion item for agenda
 ZBA referral on agenda

pbwsform 10MJE98

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change ☐ Site Plan ☐ Special Permit ☐

Tax Map Designation: Sec. 35 Block 1 Lot 75

BUILDING DEPARTMENT REFERRAL NUMBER 2001-1324

1. Name of Project SUBDIVISION PLAT LANDS OF NANCY A. DELONTE

2. Owner of Record NANCY A. DELONTE Phone

Address: 263 RILEY ROAD NEW WINDSOR NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant STEVEN P. DRABICK Phone 534-2288

Address: PO Box 539 CORNWALL NY 12518
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan STEVEN P. DRABICK Phone 534-2288

Address: PO Box 539 CORNWALL NY 12518
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney Phone

Address
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

STEVEN P. DRABICK 534-2288
(Name) (Phone)

7. Project Location: On the S'W'LY side of RILEY RD 1500 feet
(Direction) (Street) (No.)
S'W'LY of HILLINGTON ROAD
(Direction) (Street)

8. Project Data: Acreage 2.9214 Zone R3 School Dist. NW

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No ✓

*This information can be verified in the Assessor's Office.

*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".

10. Description of Project: (Use, Size, Number of Lots, etc.) 2 LOT SUBDIVISION

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no ✓

12. Has a Special Permit previously been granted for this property? yes _____ no ✓

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

11th DAY OF MAY 19 2001



APPLICANT'S SIGNATURE



DAVID A. GRIFFITH
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01GR6033434
QUALIFIED IN ORANGE COUNTY
COMMISSION EXPIRES 11/15/ 2001

NOTARY PUBLIC

STEVEN P. DEABICK

Please Print Applicant's Name as Signed

TOWN USE ONLY:

RECEIVED

MAY 14 2001

DATE APPLICATION RECEIVED

01-38

APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Nancy DelConte, deposes and says that he resides
(OWNER)

at 263 Riley Rd New Windsor in the County of ORANGE
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. _____ Block _____ Lot _____)
designation number (Sec. 35 Block 1 Lot 75) which is the premises described in

the foregoing application and that he authorizes:

STEVEN P. DEBICK PLS PO BOX 534 CORNWALL, NY 14518
(Applicant Name & Address, if different from owner)

STEVEN P. DEBICK, P.L.S. PO BOX 534 CORNWALL, NY 14518
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 6/20/00

Phyllis M. Pryne
Witness' Signature

PHYLLIS M. PRYNE
NOTARY PUBLIC, STATE OF NEW YORK
RESIDING IN COUNTY OF ORANGE
NO. 4622569
COMMISSION EXPIRES FEB. 28, 2001

Nancy DelConte
Owner's Signature

[Signature]
Applicant's Signature if different than owner

[Signature]
Representative's Signature

RECEIVED

MAY 14 2001

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

01-38

PROJECT I.D. NUMBER

617.21

SEQR

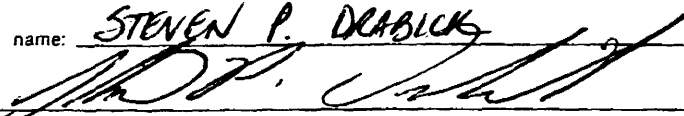
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR NANCY A. DELCONTE / STEVEN P. DRABICK		2. PROJECT NAME SUBDIVISION PLAT LANDS IF NANCY A. DELCONTE	
3. PROJECT LOCATION: Municipality NEW WINDSOR County ORANGE			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) RILEY ROAD 1500' FROM HALLINTON ROAD. TAX MAP 35-1-75			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: 2 LOT SUBDIVISION			
7. AMOUNT OF LAND AFFECTED: Initially 2.9214 acres Ultimately 2.9214 acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: STEVEN P. DRABICK		Date: 5/10/01	
Signature: 			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

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MAY 14 2001

01-38

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate review process and use the FULL EAF.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p>	
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly</p>	

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date _____

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MAY 14 2001

01-388

EC01624
"XX"

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

SUBJECT PROPERTY IS NOT IN A FLOOD ZONE.


RECEIVED

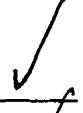

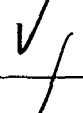
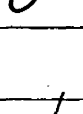
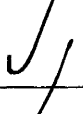
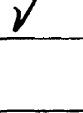



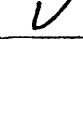


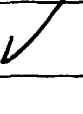

MAY 14 2001

01-38

**TOWN NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ☒ Name and address of Applicant.
 - * 2. ☒ Name and address of Owner.
 3. ☒ Subdivision name and location
 4. ☒ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. **(ON ALL PAGES OF SUBDIVISION PLAN)**
- SAMPLE:** 
5. ☒ Tax Map Data (Section, Block & Lot).
 6. ☒ Location Map at a scale of 1" = 2,000 ft.
 7. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
 8. ☐ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
 9. ☒ Date of plat preparation and/or date of any plat revisions.
 10. ☒ Scale the plat is drawn to and North arrow.
 11. ☒ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
 12. ☒ Surveyor's certificate.
 13. ☒ Surveyor's seal and signature.
 14. ☒ Name of adjoining owners.
 15. ☐ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
 - * 16. ☐ Flood land boundaries.
 17. ☒ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
 18. ☒ Final metes and bounds.

19.  Name and width of adjacent streets;  road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20.  Include existing or proposed easements.
21.  Right-of-way widths.
22.  Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23.  Lot area (in square feet for each lot less than 2 acres).
24.  Number the lots including residual lot.
25. _____ Show any existing waterways.
- *26. _____ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27.  Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
28.  Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29.  Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. _____ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31.  Provide "septic" system design notes as required by the Town of New Windsor.
32.  Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33.  Indicate percentage and direction of grade.
34.  Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. _____ Indicate location of street or area lighting (if required).

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MAY 14 2001

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. _____ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. _____ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.


APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

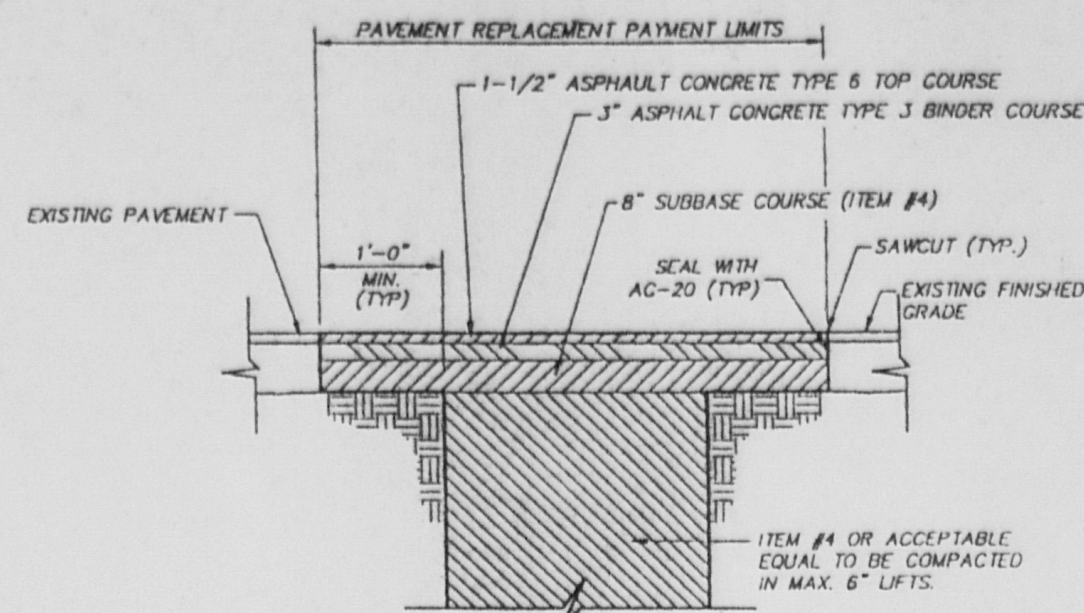
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  5/11/01
Licensed Professional Date

RECEIVED
MAY 14 2001



PAVEMENT REPLACEMENT DETAIL
SCALE: NONE

BOUNDS OF ORANGE COUNTY WATER AUTHORITY EASEMENTS

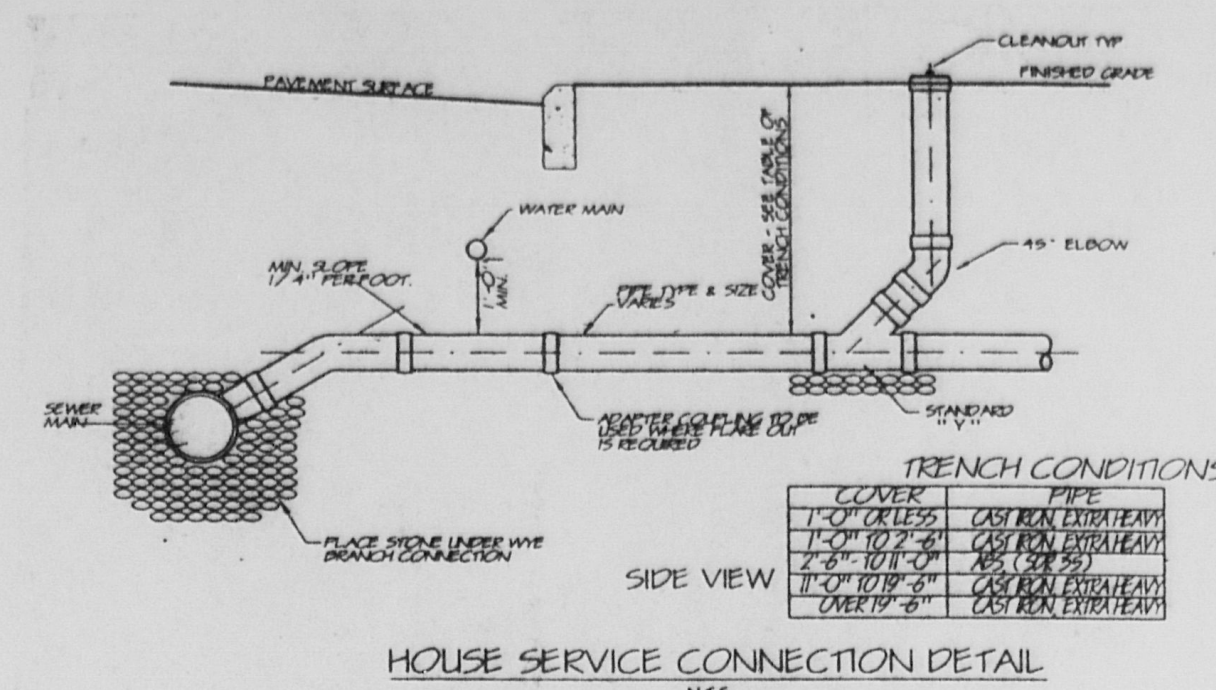
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	S 38°38'51"E	154.28'	11	S 38°38'51"E	151.28'
2	S 35°50'39"E	7.05'	12	S 35°50'39"E	6.50'
3	N 54°19'29"E	7.07'	13	N 54°19'29"E	20.00'
4	S 35°22'40"E	35.53'	14	N 54°42'20"W	20.00'
5	S 54°42'20"W	6.78'	15	S 35°50'39"E	48.13'
6	S 35°50'39"E	48.70'	16	N 56°20'40"E	20.01'
7	N 56°20'40"E	20.01'	17	S 31°28'01"E	107.44'
8	S 31°28'01"E	109.00'	18	S 26°56'52"E	106.27'
9	S 26°56'52"E	111.45'	19	N 75°25'58"E	20.48'
10	N 75°25'58"E	20.48'			

NOTE: THE STRIP OF LAND LYING BETWEEN THE DEED PARCEL LINE AND THE BOUNDS OF THE PROPOSED NEW ROAD LINE (R.O.W.) AS SHOWN HEREON WILL BE GRATUITOUSLY DEDICATED TO THE TOWN OF NEW WINDSOR FOR GENERAL MUNICIPAL PURPOSES.

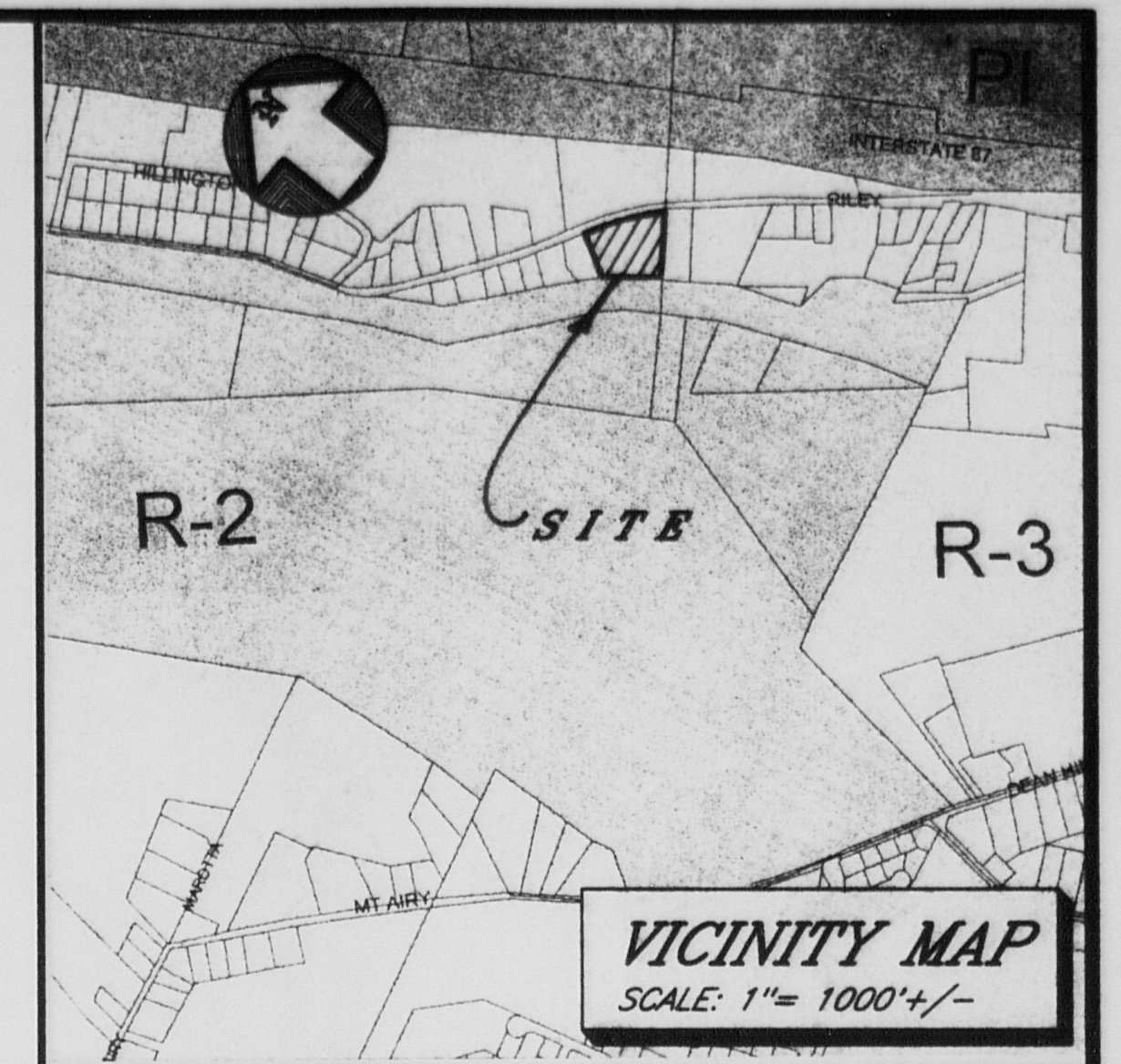
AREA = 8,829 SQ. FT.

NOTE: THAT PORTION OF THE PROPOSED DRIVEWAY LYING BETWEEN THE EDGE OF EXISTING TRAVELWAY AND PROPOSED ROAD LINE (R.O.W.) SHALL MEET THE TOWN OF NEW WINDSOR DRIVEWAY CONSTRUCTION SPECIFICATIONS.

THE EXISTING CULVERT SHALL BE REPLACED WITH 24" OF H.D.P.E. CULVERT UTILIZING FLARED ENDS. UP-SLOPE INV. = 376.9, DOWN-SLOPE INV. = 376.7. CULVERT SIZE: 15'.

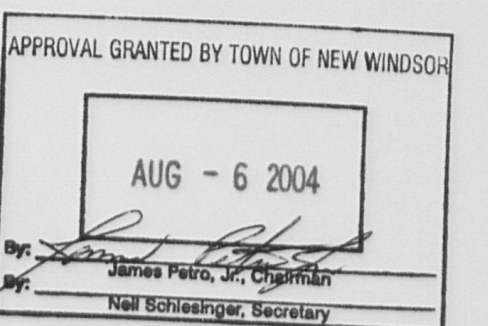


HOUSE SERVICE CONNECTION DETAIL
N.T.S.



NOTES:

- 1) BEING A SUBDIVISION OF LOT 75.1, BLOCK 1, SECTION 35 AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAP. THE PARCEL OF LAND AS DESCRIBED IN DEED OF RECORD LIBER 4844, PAGE 43.
- 2) OWNER / APPLICANT: NANCY A. DELCONTE, 263 RILEY ROAD, NEW WINDSOR, NY 12553.
- 3) PROPERTY ZONE: SUBURBAN RESIDENTIAL (R-3)
- 4) PROPERTY AREA: 2.9214 ACRES TOTAL
- 5) PROPOSED USE: LOT 1: EXIST. 2-FAMILY DWELL. LOT 2: PROP. 2-FAMILY DWELL
- 6) WATER SUPPLY: TOWN OF NEW WINDSOR MUNICIPAL
- 7) SANITARY SEWAGE DISPOSAL: TOWN OF NEW WINDSOR MUNICIPAL
- 8) TOPOGRAPHY: DATUM - APPROX. U.S.G.S., CONTOUR INTERVAL - 1 FT.



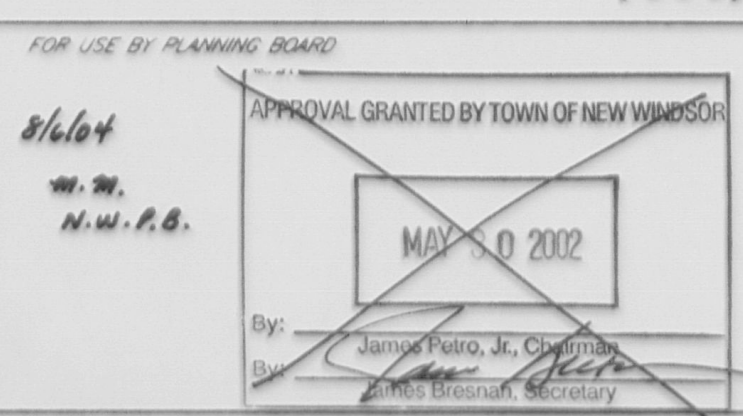
BULK REGULATIONS ZONE R-3, USE GROUP A-9 REQUIRED

	LOT 1	LOT 2
MIN. LOT AREA	50,000 SQ. FT.	50,221 SQ. FT.
MIN. LOT WIDTH	125 FT.	240'±
FRONT YARD	35 FT.	13.9'
SIDE YARD/TOTAL BOTH YARDS	15 FT. / 30 FT.	49.8' / 119.0'
REAR YARD	40 FT.	145.4'
STREET FRONTAGE	60 FT.	249.75'
MAX. BLDG. HEIGHT	35 FT.	22.7'±
FLOOR AREA RATIO	N/A	LESS THAN 35%
MIN. LIVABLE FLOOR AREA	1,200 SQ. FT./D.U.	1,380 SQ. FT./D.U.
DEVELOPMENT COVERAGE	10 %	LESS THAN 10 %

* NOTE: PRE-EXISTING NONCONFORMITY.

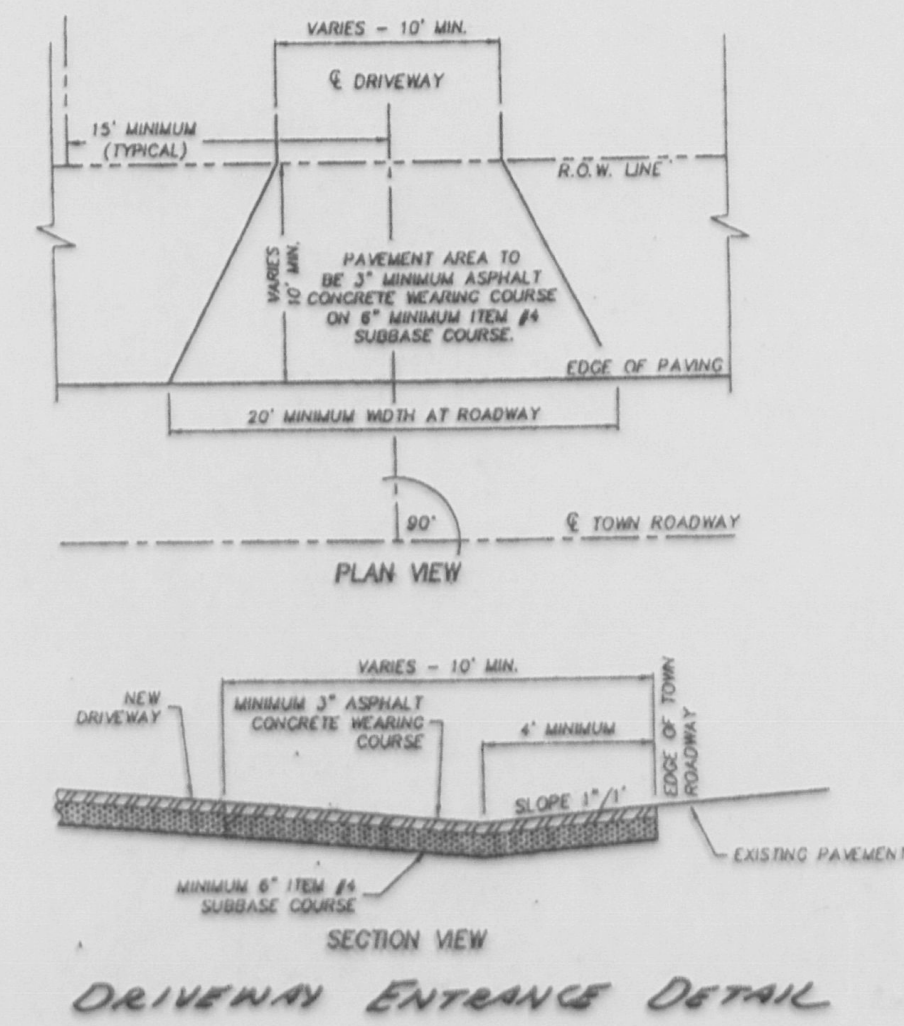
SUBDIVISION PLAT LANDS OF Nancy A. Delconte TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK SCALE: 1" = 30' MAY 5, 2000

STEVEN P. DRABICK P.L.S., PC
PROFESSIONAL LAND SURVEYOR
PO BOX 539
CORNWALL, N.Y. 12518
(814) 634-8808

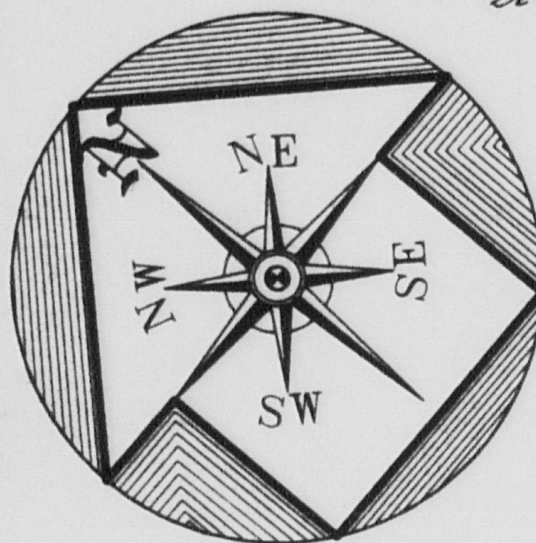


JOB NO. 684-99

DATE	REVISIONS
5/24/02	AS PER A.B. COMMENTS



DRIVEWAY ENTRANCE DETAIL



"SUBDIVISION OF LANDS FOR HERBERT ANDERSON & WILHELM ANDERSON"
FILED IN THE ORANGE COUNTY CLERK'S OFFICE
ON JULY 29, 1987 AS MAP #9409

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAT BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
COPIES OF THIS PLAT NOT HAVING THE SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

I HEREBY CERTIFY ONLY TO THE PARTIES LISTED HEREON THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON 4/10/2002 AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC.

THIS CERTIFICATION DOES NOT RUN WITH TITLE TO THE LAND AND IS SUBJECT TO ANY STATE OF FACTS A TITLE SEARCH MAY REVEAL.

* NANCY A. DELCONTE,
* TOWN OF NEW WINDSOR



STEVEN P. DRABICK, P.L.S. NY LIC. #49806

